

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – August 22, 2008**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:02 a.m. and adjourned at 10:14 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Pallinger, Riess, Woods

**Commissioners Absent:** Kreitzer

**Advisors Present:** Areigat, Moriarty, Sinsay (DPW); Mehnert (OCC)

**Staff Present:** Campos, Fogg, Gibson, Giffen, Grunow, Murphy, Russell, Slovick, Stephenson, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 8, 2008**

**Action:** Woods - Brooks

Approve the Minutes of August 8, 2008

Ayes: 5 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 1 - Riess  
Absent: 1 - Kreitzer

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

Eleanor Filkins, Lucy Christy and Bernadette Winchell voice their concerns about the proposed Casa de Amparo project, which will be presented to the Planning Commission when a hearing date has been determined.

**D. Announcement of Handout Materials Related to Today's Agenda Items**

**E. Formation of Consent Calendar:** Item 2, TM 5406RPL<sup>2</sup>

**Memorandum to the Board of Supervisors  
and Nomination of Member to FAST, Agenda Item 1:**

**1. Memorandum to the Board of Supervisors and Nomination of Planning Commission Representative to FAST (Continued from August 8, 2008)**

On August 8, 2008, at the request of the Planning Commission and as part of the Department of Planning and Land Use Director's Report, Staff presented a status report on the development of the draft County Vegetation Management Plan proposal. At the conclusion of the Director's Report, several speakers raised concerns about the process and overall direction of the Plan proposal. In response, the Planning Commission directed Staff to summarize the issues that were discussed at the hearing into a memorandum that would be forwarded to the Board of Supervisors for consideration. Staff was directed to provide a draft of the memorandum for Planning Commission review and approval at their regularly schedule meeting on August 22, 2008. It was also discussed by the Planning Commission that they consider appointing a representative to attend the Forest Area Safety Task Force (FAST), which is the stakeholder group that is currently reviewing and providing input on the draft County Vegetation Management Plan proposal. Action on this consideration is also to be decided on August 22, 2008.

**Staff Presentation:** Murphy

**Proponents:** ; **Opponents:**

**Discussion:**

Staff is directed to inform the Board of Supervisors via the Planning Commission's memorandum that a 9-12 month timeframe is needed to prepare a comprehensive Vegetation Management Plan. Commissioners Beck and Day direct that the memorandum is also to clarify that the strategies described for addressing vegetation management are a few of the tools in the toolbox, and additional recommendations such fuel management, herbicides and adoption of a Conservation Subdivision Element will be developed and provided.

It is suggested by members of the audience that the Planning Commission hold a workshop on this extremely important issue and invite all interested parties, and many of the Planning Commissioners seem amenable to this suggestion.

**Memorandum to the Board of Supervisors  
and Nomination of Member to FAST, Agenda Item 1:**

Commissioner Day agrees that vegetation management is only one aspect of the total fire-fighting professional's job, and that there are many components involved in preparing for, preventing and fighting fires and each of them should be on the record. He points out that the San Diego County has some of the strongest zoning regulations and wildfire-impeding strategies (such as shelter-in-place land development) in the State. Commissioner Day also believes a discussion on the flammable risks of certain plants - including some of the ornamental plants found in many Southern California gardens and yards - is warranted. He greatly supports development of a comprehensive Vegetation Management Plan, but reminds everyone that the problems on the ground today must be addressed today, not 9-12 months from now. He also cautions that Staff must be prepared to address the wildland/urban interface in a realistic way, and not merely focus on reducing vegetation.

**Action:** Day – Beck

Approve the draft memorandum from the Planning Commission to the Board of Supervisors as revised today to include a 9-12 month timeframe for developing a comprehensive Vegetation Management Plan. Staff is to take any specific actions necessary during the interim to reduce or prevent the risks associated with wildfires. The Commission's memorandum to the Board of Supervisors is to clarify that vegetation management is only one of many tools to be utilized to reduce the loss of lives and property during wildfires, and County residents must be made aware that wildfire management will be a Board of Supervisors Policy, not a "project". The memorandum is also to inform the Board of Supervisors that the Planning Commissioners are considering conducting a workshop on this very important issue. In addition, Commissioner Beck will represent the Planning Commission on the Forest Area Safety Task Force (FAST) and Commissioner Day will serve as an alternate.

Ayes:	6 -	Beck, Brooks, Day, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Kreitzer

**TM 5406RPL<sup>2</sup>, Agenda Item 2:****2. Paseo Arbolado, Tentative Map Replacement (TM) 5406RPL<sup>2</sup>, San Dieguito Community Plan Area**

Proposed one-lot subdivision of 2.08 acres for six detached condominium units located west of Via De La Valle and northeast of Camino Selva in the San Dieguito Community Plan Area. The project site will be accessed via a private driveway from Camino Selva. The condominiums will be limited in height to 35 feet and a maximum of two stories. Each unit will contain an attached two-car garage. Two additional guest parking stalls and one ADA-compliant handicapped parking space will be provided onsite. The project will be served by the Rancho Santa Fe Community Services District and the Santa Fe Irrigation District. The site is subject to the (4) and (6) Residential Land Use Designations, and the RS3, Single-Family Residential and RU7, Urban Residential Use Regulations, which allow a maximum density of 7.26 dwelling units per net acre.

**Staff Presentation:** Slovic

**Proponents:** ; **Opponents:**

**Discussion:**

Staff explains that the Planning Group recommended approval of this project, though concerns were expressed about impacts on aesthetics, traffic and parking, as well as the potential impacts of the proposed ponds. Staff clarifies that the applicant will contribute Traffic Impact Fees to mitigate cumulative impacts on the intersection of Via de Santa Fe and Via de la Valle, but no direct traffic impacts will occur as a result of the project. With respect to parking impacts, Staff explains that the proposed retaining wall will eliminate the possibility of vehicles being parked on the adjacent parking lot, and Staff has determined that the existing and proposed parking provisions meet zoning requirements. Staff reminds the Planning Commission that the project will not result in visual impacts, though additional landscaping will be provided. Discussing the proposed ponds, Staff explains that studies indicate the ponds won't cause flooding on- or offsite. Staff further explains that, because the ponds are ornamental, they are not required to be fenced.

**TM 5406RPL<sup>2</sup>, Agenda Item 2:**

**Action:** Woods – Brooks

Adopt the Resolution approving TM 5406RPL<sup>2</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

**Discussion of the Action:**

Staff will include a Condition in the Resolution of Approval, at Chairman Riess' request, requiring that the homeowners association have the proposed ponds dredged periodically.

Ayes:	6 -	Beck, Brooks, Day, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Kreitzer

Palomar College District, Agenda Item 3:

3. Palomar College General Plan Conformance, Fallbrook Community Plan Area

Request for a Finding of General Plan Conformance for the Palomar Community College North Education Center, which is proposed to be located northeast of State Route 76 and Interstate 15, and south of Pala Mesa Heights Road in the Fallbrook Community Plan Area. Pursuant to Section 65402(c) of the 2008 Government Code, a local agency shall not acquire nor dispose of real property nor construct a public building or structure in a county or city with an applicable General Plan until the location, purpose and extent of such acquisition, disposal, or public building or structure have been submitted to and reported upon by the planning agency having jurisdiction. Section 391 of the San Diego County Administrative Code identifies the Planning Commission as the planning agency designated to report on General Plan conformance for school-site acquisitions.

The proposed Palomar Community College North Education Center would be constructed in two phases and provide secondary education opportunities for an estimated 8,500 students at future buildout. Facilities associated with the project include instructional space, administrative services, a library, offices, a student services center, food services, maintenance/operations and other support services. Open space athletic fields are planned for the southern portion of the project site. All of the proposed facilities would be located within an approximately 56.5-acre footprint , which would be entirely graded during Phase 1. A 25-acre native area, consisting of non-native and wetlands habitats would be protected.

Surface parking areas would be constructed in the northern and southern portions of the project site for 2,125 parking spaces at buildout. Also proposed are off-site road improvements. The proposed Horse Ranch Creek Road would serve as a main access road, and would be constructed off-site, adjacent to the eastern boundary of the project. This proposed road would connect to Pankey Road to the north, run along the eastern boundary of the project site and terminate at SR76/Pala Road to the south.

**Palomar College District, Agenda Item 3:**

**Staff Presentation:** Stephenson

**Proponents:** 0; **Opponents:** 0

**Discussion:**

In response to questions from Commissioner Day, Staff informs the Commission that the County of San Diego is presently involved in litigation with this College District because the District's unwillingness to provide fair-share improvements when required.

**Action:** Beck – Woods

Direct Staff to report to the Palomar Community College District that the proposed project is not consistent with the County General Plan for the reasons contained in Staff's Report to the Commission.

Ayes:	6 -	Beck, Brooks, Day, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Kreitzer

**Administrative:**

**F. Director's Report:**

None.

**G. Report on actions of Planning Commission's Subcommittees:**

None.

**H. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

None.

**I. Discussion of correspondence received by the Planning Commission:**

None.

**J. Scheduled Meetings:**

September 5, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 19, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 3, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 17, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 31, 2008	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
November 7, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 21, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 5, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 19, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:14 a.m. to 9:00 a.m. on September 5, 2008 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.